



THE CITY OF SAN DIEGO

Date of Notice: 10/10/2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

PROJECT NAME/NUMBER: Torrey Pines Slope Restoration /236131

COMMUNITY PLAN AREA: La Jolla Community Plan

COUNCIL DISTRICT: 1

LOCATION: The project is located on the south side of Torrey Pines Road between Little Street and Roseland Drive within the La Jolla Community Plan.

PROJECT DESCRIPTION: Approval of the Site Development Permit (SDP) would allow for the reconstruction of a sloughing slope and the replacement of the existing gunite retaining wall with a new retaining wall. The new retaining wall is being constructed in order to protect Torrey Pines Road from the eroding slope. The new wall would be approximately 335 foot long and would have a simulated boulderscape face and would vary in height from 13 feet to 25 feet. The top of the new wall would have 44-inch high posts and cable safety railings with a concrete brow ditch immediately behind the wall. The toe of the slope would be excavated to allow for the required space for the wall installation.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission.

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15302 (REPLACEMENT OR RECONSTRUCTION)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego has determined that the project meets the categorical exemption criteria set forth in CEQA State Guidelines Section 15302. The exemption allows for the replacement or reconstruction of existing facilities where the new structure will be located on the same site and will have substantially the same purpose. Since the project would replace the existing retaining wall and reconstruct the hillside it was determined that the exemption applies. A biological survey report was prepared and determined that the construction of the wall would not result in significant impacts to biological resources. Because the textured and colored boulderscape pattern on the new wall would be consistent with the natural setting of the area and would have a higher aesthetic value than the existing gunite wall significant visual impact would not occur. It was determined that minimal changes to the environment would occur due to the implementation of the project and the exceptions listed in CEQA Section 21080.21 would not apply.

DEVELOPMENT PROJECT MANAGER:

John Fisher

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On 10/8/2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice, therefore the appeal period would end on 10/24/13. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.